

**CITY OF LODI  
INFORMAL INFORMATIONAL MEETING  
SPECIAL "SHIRTSLEEVE" SESSION  
LODI PUBLIC LIBRARY - 201 WEST LOCUST STREET  
TUESDAY, JANUARY 22, 2002**

A Special Informal Informational Meeting ("Shirtsleeve" Session) of the Lodi City Council was held Tuesday, January 22, 2002 commencing at 7:00 a.m.

**A. ROLL CALL**

Present: Council Members – Hitchcock, Howard, and Nakanishi

Absent: Council Members – Land and Mayor Pennino

Also Present: City Manager Flynn, City Attorney Hays, and Deputy City Clerk Taylor

**B. CITY COUNCIL CALENDAR UPDATE**

Deputy City Clerk Taylor reviewed the weekly calendar (filed).

**C. TOPIC(S)**

- C-1 "Presentation of the Library Facilities Master Plan by Fletcher Farr Ayotte regarding future library services and facilities"

Library Services Director Martinez introduced Bob Boileau, Troy Ainsworth, and Bjorn Clouten, representing Fletcher Farr Ayotte, and Larry Wenell, representing Wenell Mattheis Bowe. Ms. Martinez reported that the two architectural firms were retained to evaluate the existing conditions of the current library and its future potential, and to provide optional space and design strategies including floor plans, alternate sites, and cost summaries.

Mr. Ainsworth described the Library Facilities Master Plan in detail with the aid of a PowerPoint presentation (filed). Mr. Ainsworth stated that project and design teams were established to create a schedule, develop goals, and review existing structural conditions. Additionally, focus groups were created and town hall meetings were conducted providing an opportunity for community participation. He noted that the design team has prepared a variety of options toward meeting the projected goals established for today's standards through the year 2021. The project team recommendation is that the existing building be renovated and that additional property be purchased adjacent to the current facility for expansion and parking.

In response to Council Member Howard, Library Services Director Martinez stated that the library would require the addition of two or three full-time positions to staff the larger facility.

Council Member Howard suggested that the design team consider more handicapped spaces in the parking lot. She asked whether they had looked at funding mechanisms. Ms. Howard preferred that the main library remain at its current location, which she felt would encourage a neighborhood atmosphere, as well as to retain its accessibility to the surrounding area and downtown community.

In reply to Mayor Pro Tempore Hitchcock, Mr. Ainsworth stated that meeting the needs of east side residents was addressed in the project team's recommendation to establish a satellite library on leased property to serve the area.

Mayor Pro Tempore Hitchcock mentioned that a Bookmobile program might better serve the needs of the east side, and questioned whether the project team reviewed this option.

Library Services Director Martinez replied that while a minivan Bookmobile could be used to meet the needs of east side residents, the Bookmobile program traditionally serves areas outside a three-mile radius of the library and the vehicles are normally full-size semi trucks with trailers.

At the request of Council Member Nakanishi, Ms. Martinez shared that for the first time since 1988, approximately \$350 million in local library funding is available through Proposition 14 at a 35%-65% match. She stated that the City would be required to secure 35% funding prior to submitting an application for funds, and that the cost of additional property for the project would count in establishing the City's funding commitment.

Discussion ensued regarding the need for additional parking at the current facility, whether the new facility would create a greater burden on the limited downtown parking, and the City's need for more medium- or high-density housing, and specifically, that of quality apartments.

**D. COMMENTS BY THE PUBLIC ON NON-AGENDA ITEMS**

None.

**E. ADJOURNMENT**

No action was taken by the City Council. The meeting was adjourned at 8:00 a.m.

ATTEST:

Jacqueline L. Taylor  
Deputy City Clerk

## Mayor's & Council Member's Weekly Calendar

### WEEK OF JANUARY 22, 2002

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#### Tuesday, January 22, 2002

- REMINDER Pennino. US Conference of Mayors, Washington D.C. and New York City, 1/22 - 1/26/02.
- REMINDER Howard and Land. NCPA 2002 Strategic Planning Workshop, Sacramento, 1/22 - 1/24/02.
- 7:00 a.m. Shirtsleeve Session
1. Presentation of the Library Facilities Master Plan by Fletcher Farr Ayotte regarding future library services and facilities (LIB)  
NOTE: The meeting will be held at the Lodi Public Library.
- 5:30 p.m. Ribbon cutting and grand opening of Century 21 M&M, 1420 W. Kettleman Lane, Suite K-1.
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#### Wednesday, January 23, 2002

- REMINDER Pennino. US Conference of Mayors, Washington D.C. and New York City, 1/22 - 1/26/02.
- REMINDER Howard and Land. NCPA 2002 Strategic Planning Workshop, Sacramento, 1/22 - 1/24/02.
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#### Thursday, January 24, 2002

- REMINDER Pennino. US Conference of Mayors, Washington D.C. and New York City, 1/22 - 1/26/02.
- REMINDER Howard and Land. NCPA 2002 Strategic Planning Workshop, Sacramento, 1/22 - 1/24/02.
- 5:30 p.m. Hitchcock and Land. Chamber of Commerce Citizen of the Year Celebration and 2002 Annual Dinner, Hutchins Street Square.  
Presentations at 6:30 p.m. with dinner to follow. Mayor Pro Tempore Hitchcock to present certificates to award recipients.
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#### Friday, January 25, 2002

- REMINDER Pennino. US Conference of Mayors, Washington D.C. and New York City, 1/22 - 1/26/02.
- 8:30 a.m. Central Valley Regional Water Quality Control Board meeting, Sacramento.
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#### Saturday, January 26, 2002

- REMINDER Pennino. US Conference of Mayors, Washington D.C. and New York City, 1/22 - 1/26/02.
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#### Sunday, January 27, 2002

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#### Monday, January 28, 2002

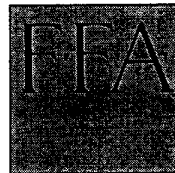
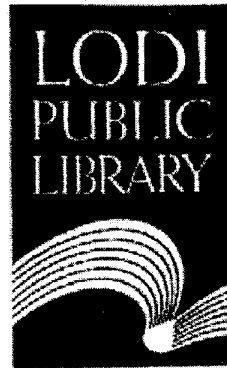
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Disclaimer: This calendar contains only information that was provided to the City Clerk's office

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# Lodi Public Library Facilities Master Plan

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Fletcher Farr Ayotte PC  
ARCHITECTURE PLANNING INTERIORS

Dallas Young Shaffer  
Library Consultant

**Lodi Public Library**

**Nancy Martinez**  
Library Director



**Troy Ainsworth**  
Project Manager

City of Lodi /  
Community  
Development

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Library Foundation

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Library Board  
of Trustees

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Friends of the Library

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The General Public

**FFA Library Design Group**  
David Wark - Design  
Tracey Simpson - Director of Interior Design  
Barbara Clement - Project Manager  
Esther Anunciado - Project Coordinator  
Erika Dehle - Interior Design

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**Local Architect / Liaison**  
Wenell Mattheis Bowe Architects  
Larry Wenell - Principal

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**FFA / WMB Consultants**  
Siegfried Engineering - Structural  
Alexander Schello & Associates - Mechanical  
AC Systems Engineering - Electrical  
DPS Real Estate Appraisers - Appraisers

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**Library Programming**  
Dallas Shaffer

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**Cost Estimator**  
Architectural Cost Consultants



## **Lodi Public Library Design Committee Members**

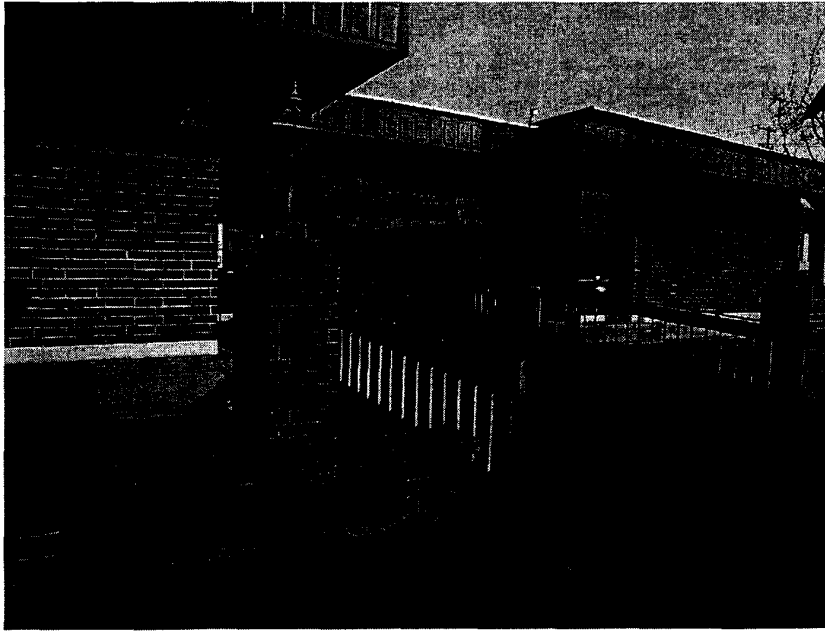
Lodi Public Library - Nancy Martinez, Judy Gullicksen

Lodi Public Library Board — Tom Goad

City of Lodi - Dennis Callahan, Rad Bartlam  
Library Consultant — Kathy Page

## **Lodi Public Library Design Team Members**

Fletcher Farr Ayotte — Bob Boileau, Troy Ainsworth, Bjorn Clouten  
Wenell Mattheis Bowe — Larry Wenell  
Library Consultant — Dallas Shaffer




*Lodi Public Library, south entry*

- Built in 1978
- 28,260 Square Feet
- Serves the City of Lodi and surrounding area
- An independent Library



*Interior, shelves filled with books*

- 
- Flexible interior
  - Majority of interior walls could be removed
  - Well built solid structure
  - System controls for mechanical and electrical systems require upgrading
  - Lighting fixtures require upgrading for increased light levels and energy conservation.
  - Solve water issues in basement
  - Make bathroom ADA accessible.
  - Dated decor





## **Facilities Master Plan**

- ♦ **Define community needs for library service**
- **Inform community regarding possibilities for future library services**
- ♦ Raise public awareness of library needs
- ♦ Develop a rigorous planning methodology
- Demonstrate planning is underway for the future
- ♦ Affirm current vision, goals and mission statements
- ♦ **Evaluate relationship between downtown commercial core and possible sites for new libraries(s)**
- ♦ Define funding strategies

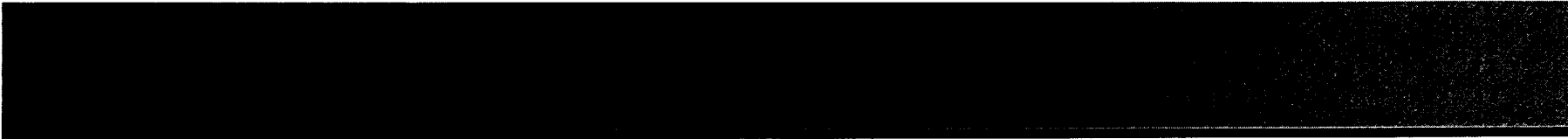
- ♦ Evaluate options for location(s) for new library(s)
- ♦ **Investigate feasibility of locating new library in the city's downtown area**
- Implement master plan

## **Public**

- ♦ **Library should be inviting and comfortable**
- ♦ Library should be a good place to work for staff
- ♦ Spaces for parents with small children (crying, feeding, baby changing)
- ♦ **Library as a community center**
- ♦ People living among books

[REDACTED]

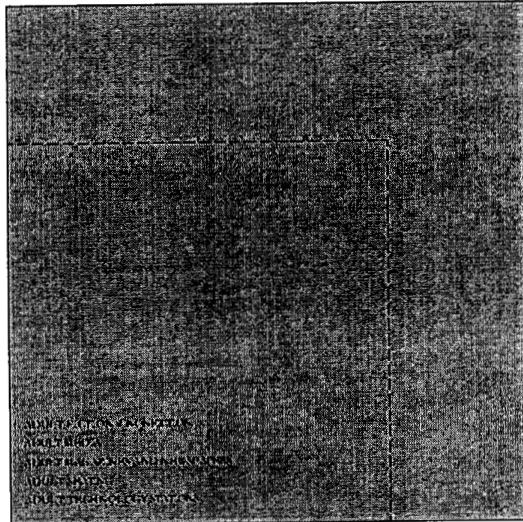
Task Name	July	Aug	Sept	Oct	Nov	Dec
Project Initiation and Community Needs Assessment	[Bar chart spanning July to August]					
Kick-off Meeting to Establish Goals and Approach	[Circle]					
Conduct User Group Surveys						
Existing Library Facilities Analysis and Site Review						
Review Library Operational Data						
Public Meeting #1 "Town Hall Meeting"	[Star]					
Community Focus Groups		[Circle]				
Needs Analysis and Program Development						
Develop Draft Space Needs Document						
Review Draft of Library Space Needs Document						
Public Meeting #2 "Town Hall Meeting"						
Revise Space Needs Document						
Present Final Space Needs Document						
Develop Conceptual Design Development Strategies						
Review Conceptual Design Alternatives						
Revise Concept Design						
Present Final Draft Concepts, Designs, and Cost Estimates						
Select Preferred Concept Design						
Prepare Final Master Plan Report						
Present Final Master Plan						



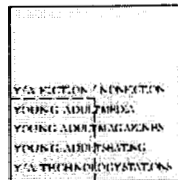
Population 2021	71,500
Books	3.0 volumes/capita
Media	10% of books
Magazines/Newspaper Subscriptions	7/1,000
General Seating	5 seats/1,000
Public Technology Stations	1 station/1,000
Technology Training	12 stations
Children's Program Room	60 seats
Meeting Room Seats	150 seats
Conference Room Seats	36 seats

Prepared by Dallas Young Shaffer — Library Consultant

	Have in 2001	Need in 2001	Need in 2021
Population	58,600	58,600	71,500
Library Square Feet	28,260 SF	49,224 SF	59,802 SF
Square Feet/Capita	.48	.84	.84

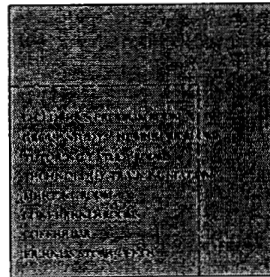


**ADULT**  
 PROPOSED: 20,160 S.F.  
 EXISTING: 14,708 + S.F.

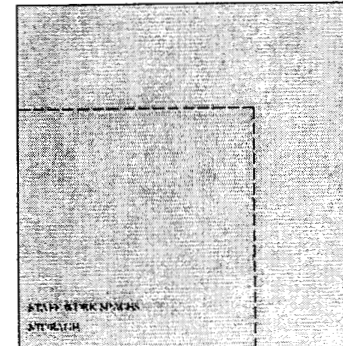


**YOUNG ADULT**  
 PROPOSED: 2,084 S.F.  
 EXISTING: 484 + S.F.

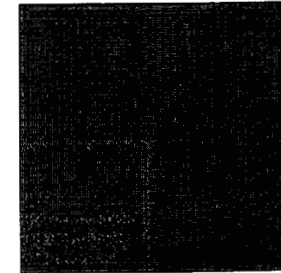
**PROPOSED TOTAL: 59,802 S.F.**  
**EXISTING TOTAL: 28,260 S.F.**



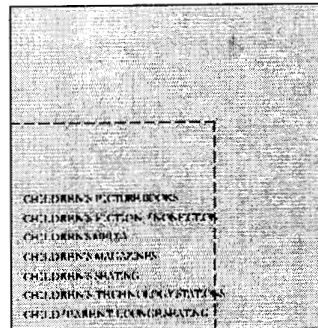
**MEETING ROOMS**  
 PROPOSED: 5,070 S.F.  
 EXISTING: 2,517 + S.F.



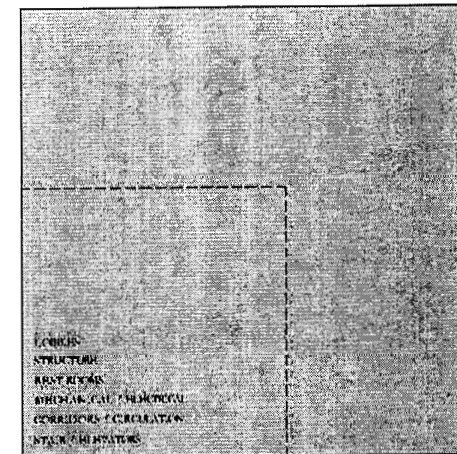
**STAFF WORK AREAS**  
 PROPOSED: 8,215 S.F.  
 EXISTING: 4,051 + S.F.



**SERVICE DESKS**  
 PROPOSED: 4,929 S.F.  
 EXISTING: 1,101 + S.F.

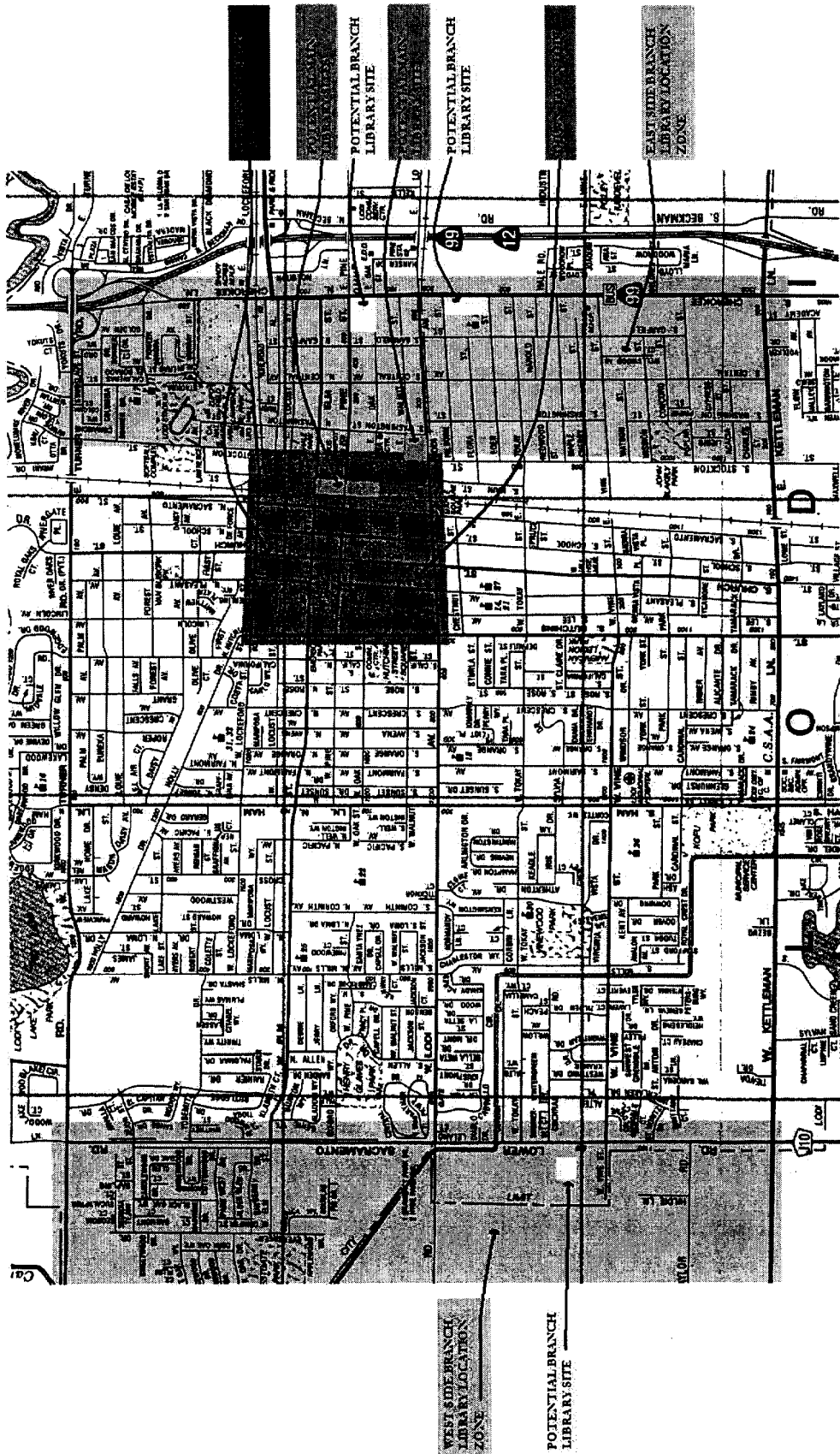


**CHILDREN'S**  
 PROPOSED: 7,581 S.F.  
 EXISTING: 2,916 + S.F.

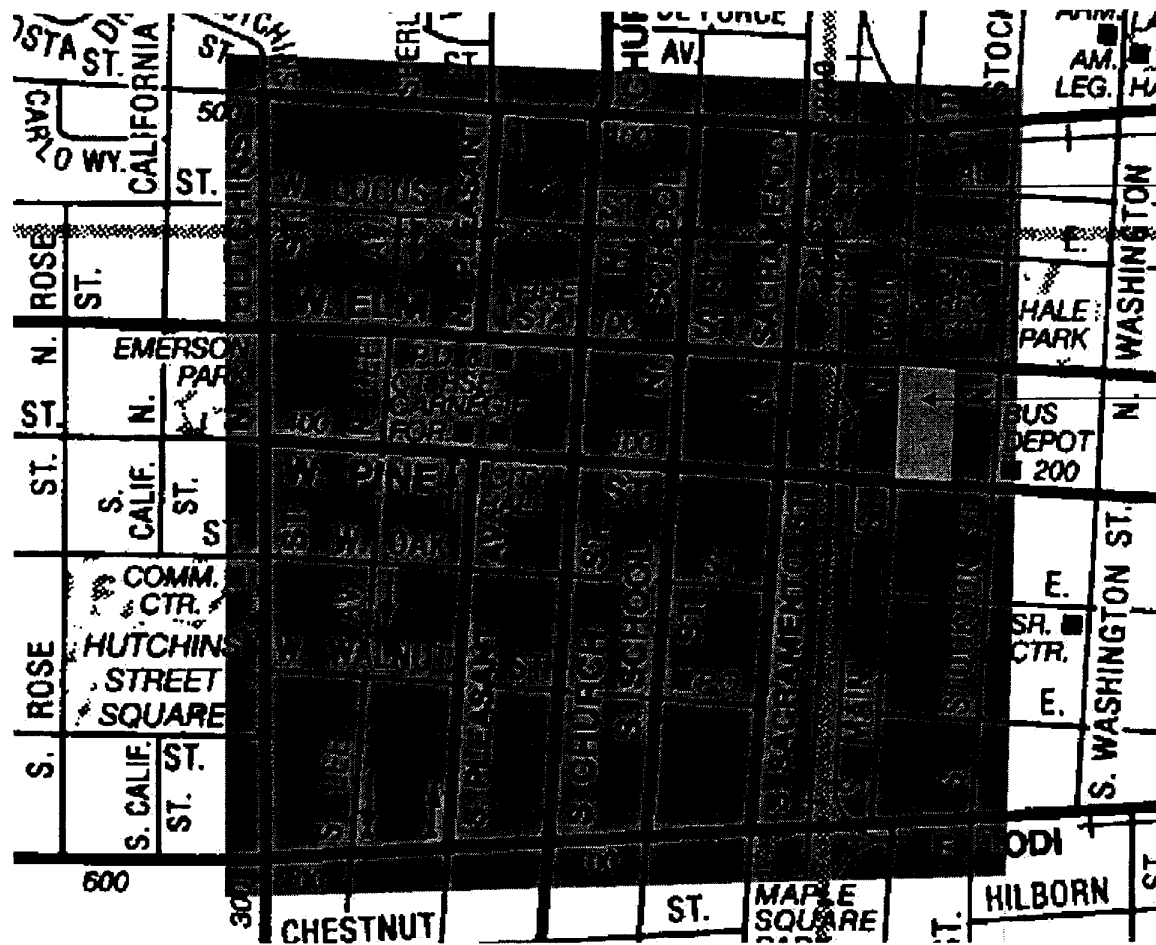


**SUPPORT SPACE**  
 PROPOSED: 11,800 S.F.  
 EXISTING: 4,901 + S.F.

0 1/2" = 1'-0"  
 SCALE 1/32"=1'-0"



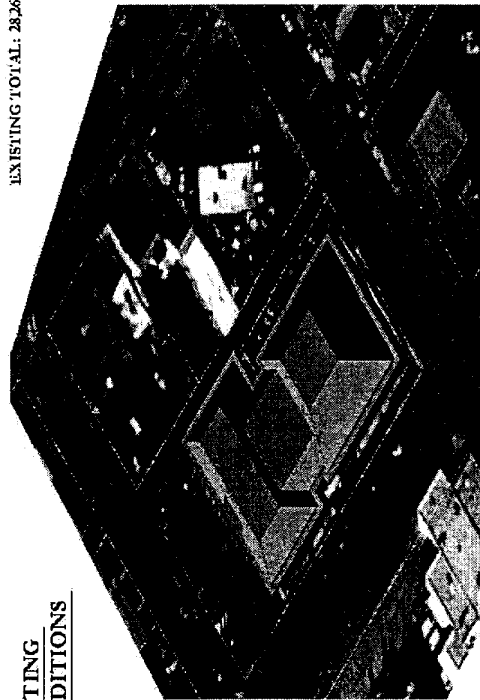
# Main Library



Current  
Library Site

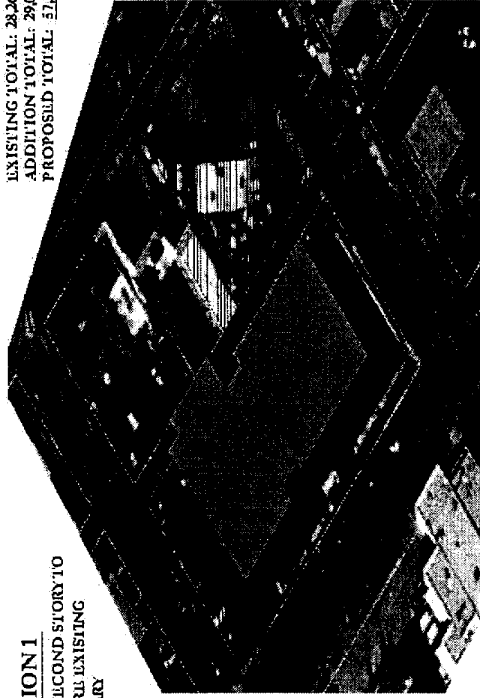
Potential  
Library Site

**EXISTING TOTAL: 28,260 SQ.**

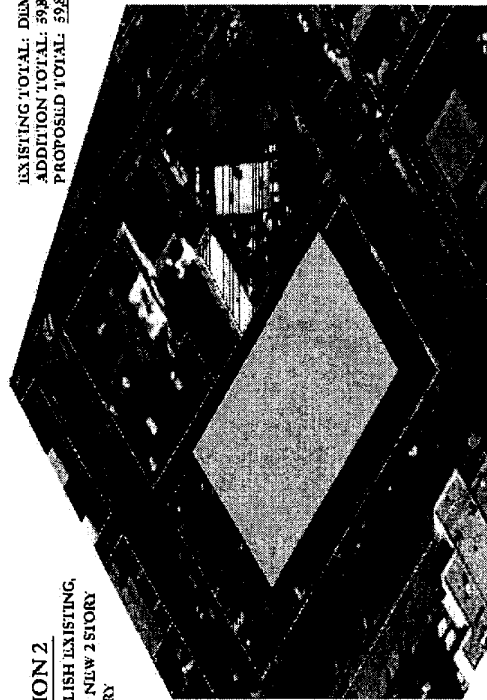


EXISTING TOTAL: 28,260 S.F.  
ADDITION TOTAL: 29,000 S.F.  
PROPOSED TOTAL: 57,260 S.F.

**OPTION 1**  
**ADD SECOND STORY TO**  
**ENTIRE EXISTING**  
**LIBRARY**

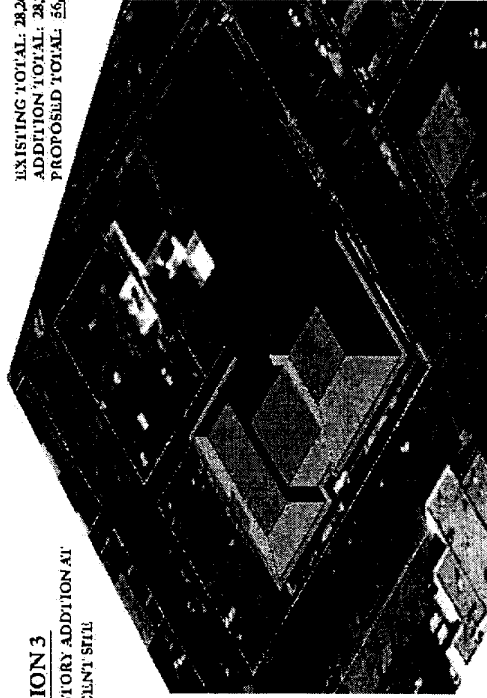


EXISTING TOTAL: DEMOLISH  
ADDITION TOTAL: 59,802 S.F.  
PROPOSED TOTAL: 59,802 S.F.



EXISTING TOTAL: 28,260 S.F.  
ADDITION TOTAL: 28,100 S.F.  
PROPOSED TOTAL: 56,360 S.F.

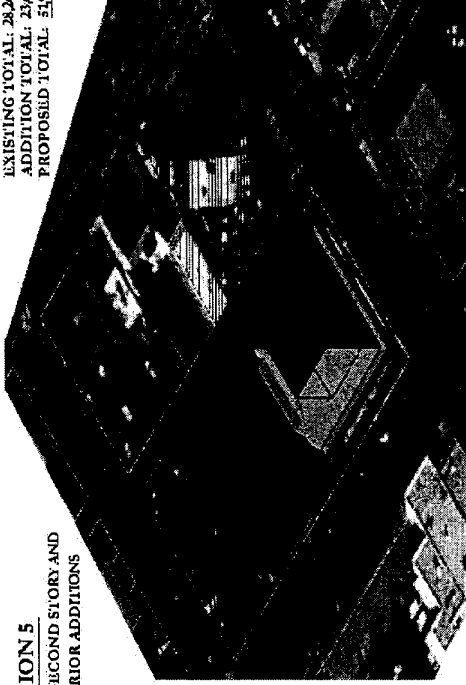
**OPTION 3**  
ONE STORY ADDITION AT  
ADJACENT SITE





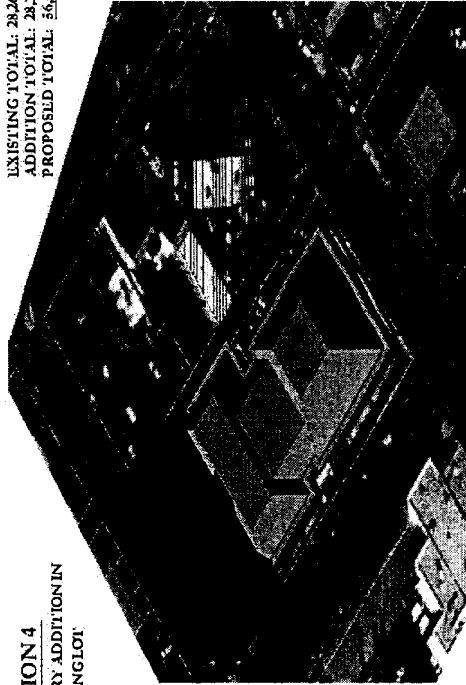
EXISTING TOTAL: 28,260 S.F.  
 ADDITION TOTAL: 23,680 S.F.  
 PROPOSED TOTAL: 51,940 S.F.

**OPTION 5**  
 ADD SECOND STORY AND  
 EXTERIOR ADDITIONS



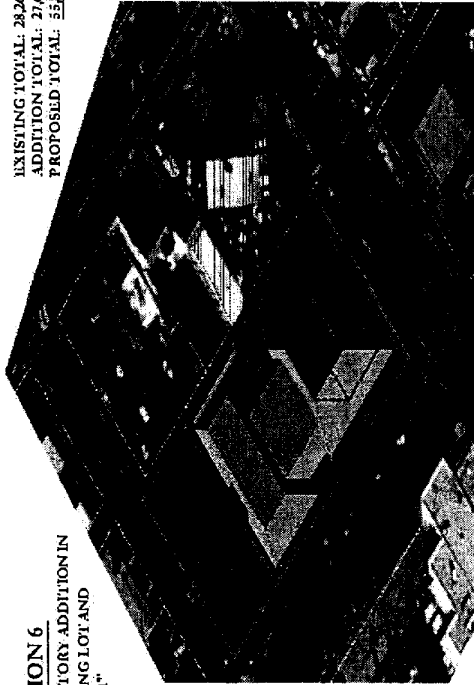
EXISTING TOTAL: 28,260 S.F.  
 ADDITION TOTAL: 23,300 S.F.  
 PROPOSED TOTAL: 51,560 S.F.

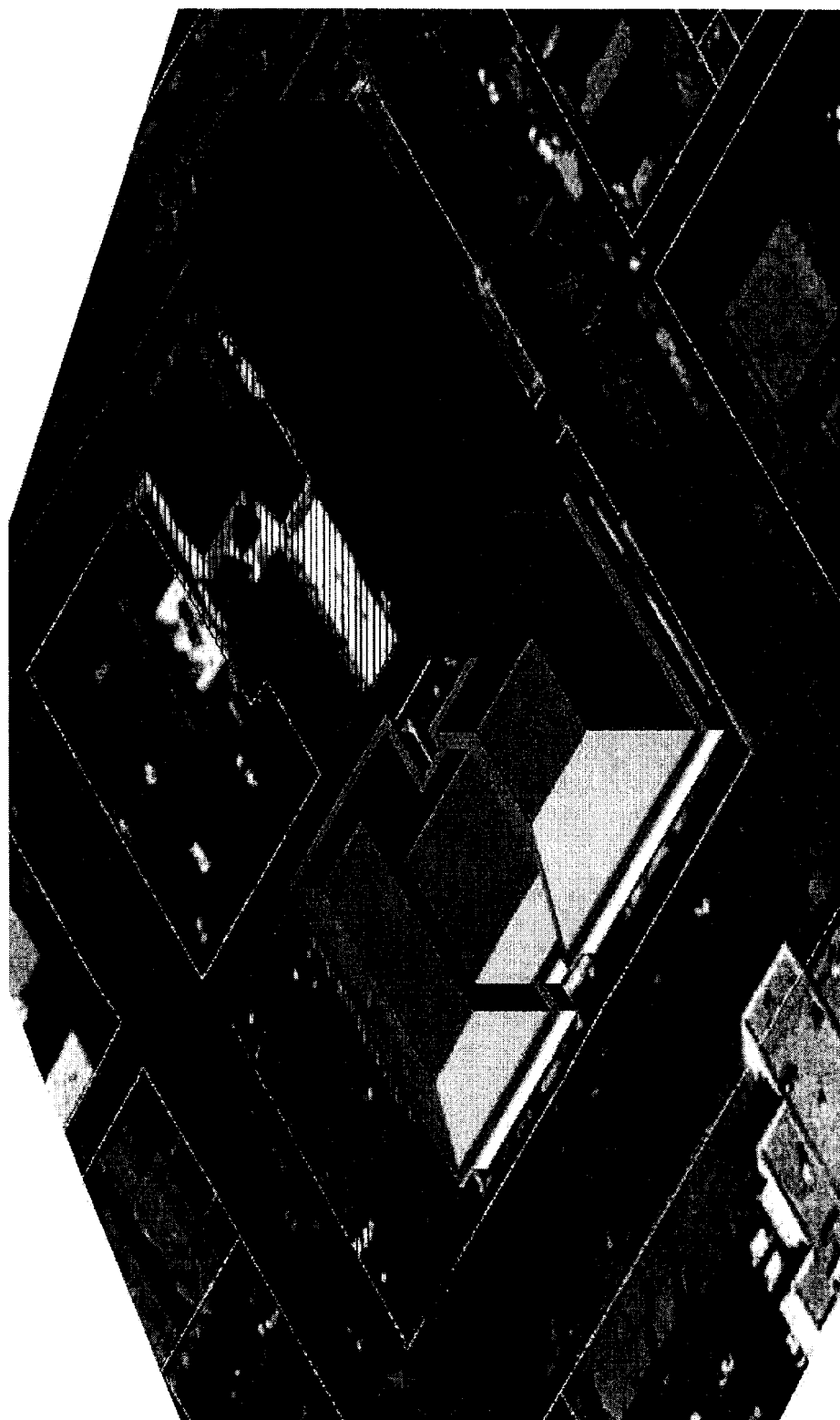
**OPTION 4**  
 2 STORY ADDITION IN  
 PARKING LOT



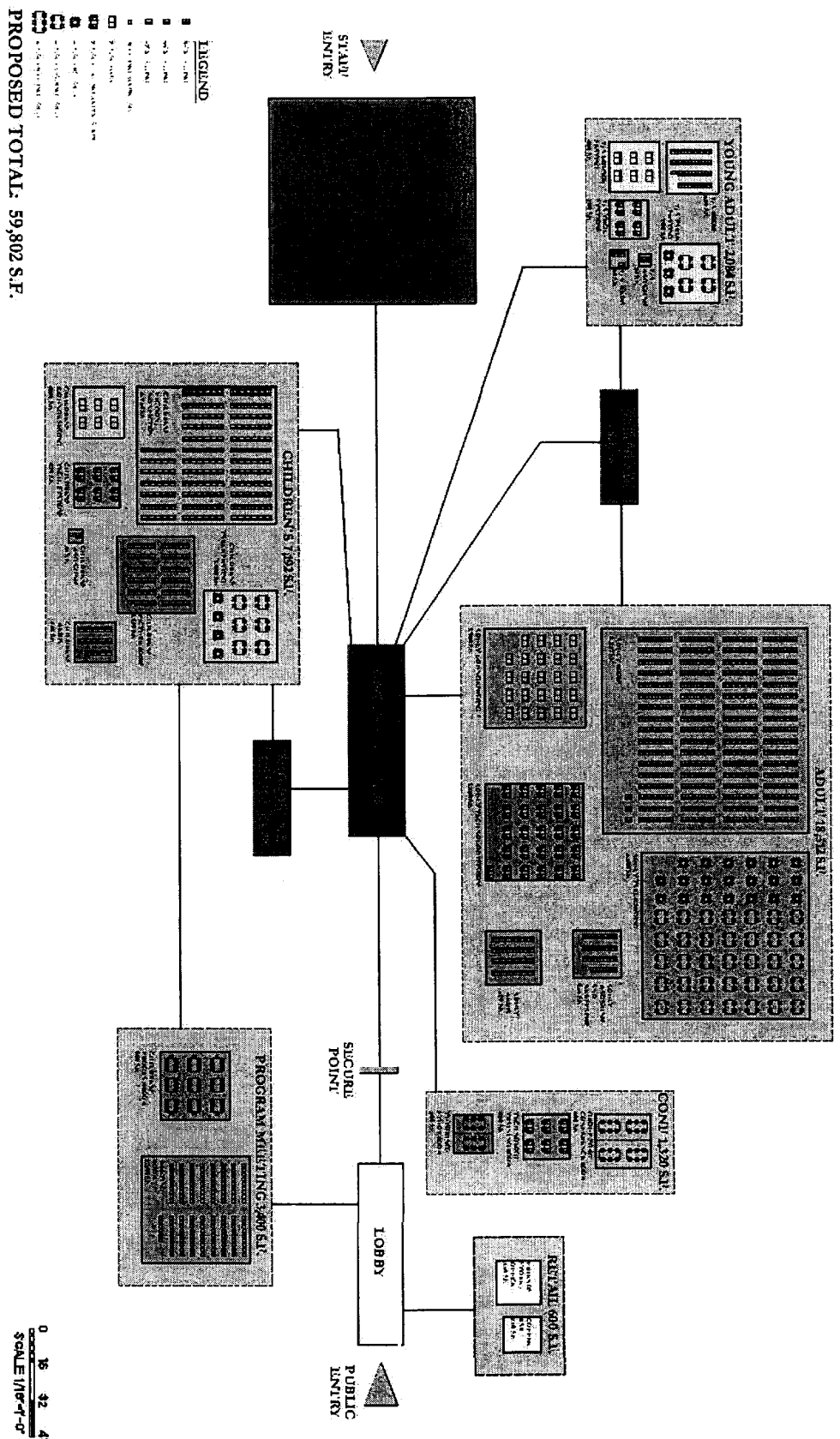
EXISTING TOTAL: 28,260 S.F.  
 ADDITION TOTAL: 27,680 S.F.  
 PROPOSED TOTAL: 55,940 S.F.

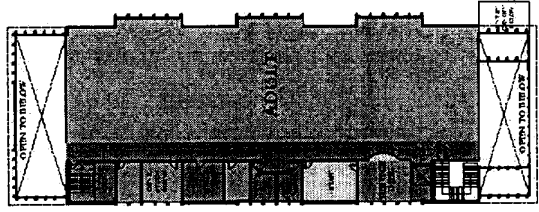
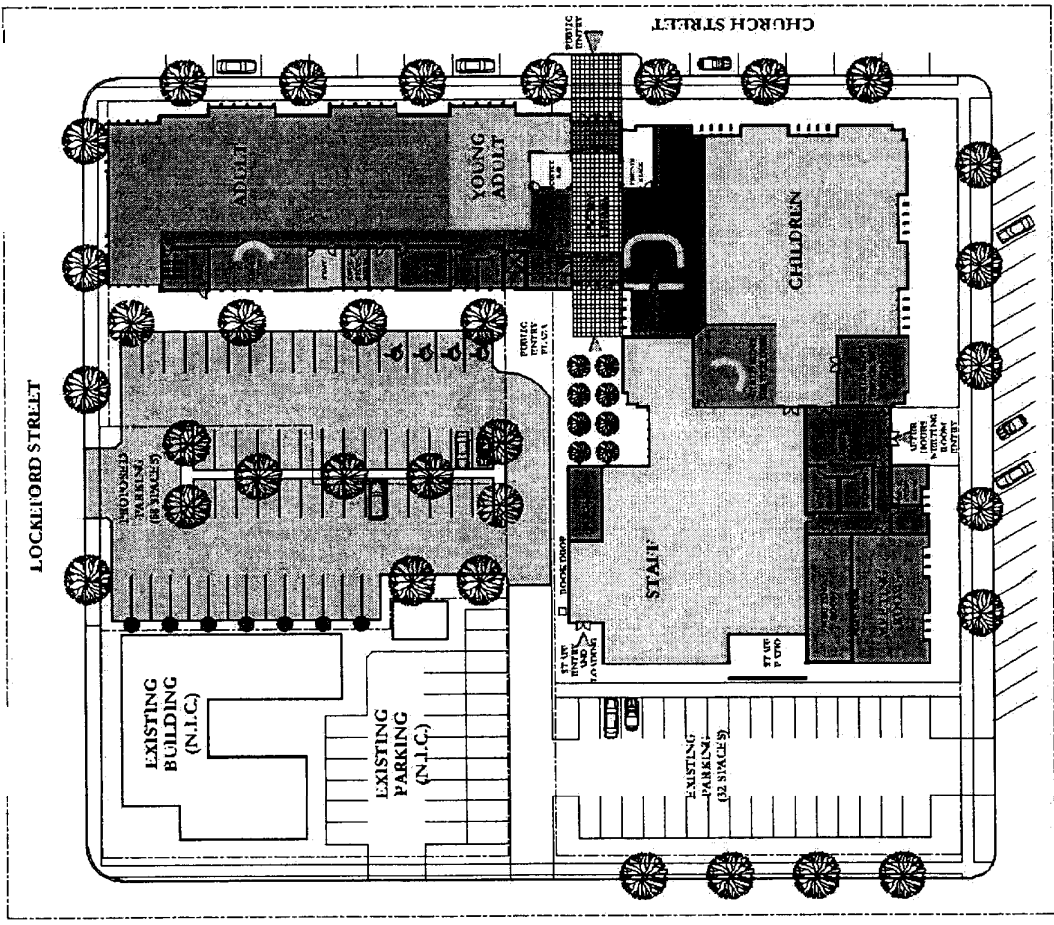
**OPTION 6**  
 ONE STORY ADDITION IN  
 PARKING LOT AND  
 "MOAI"









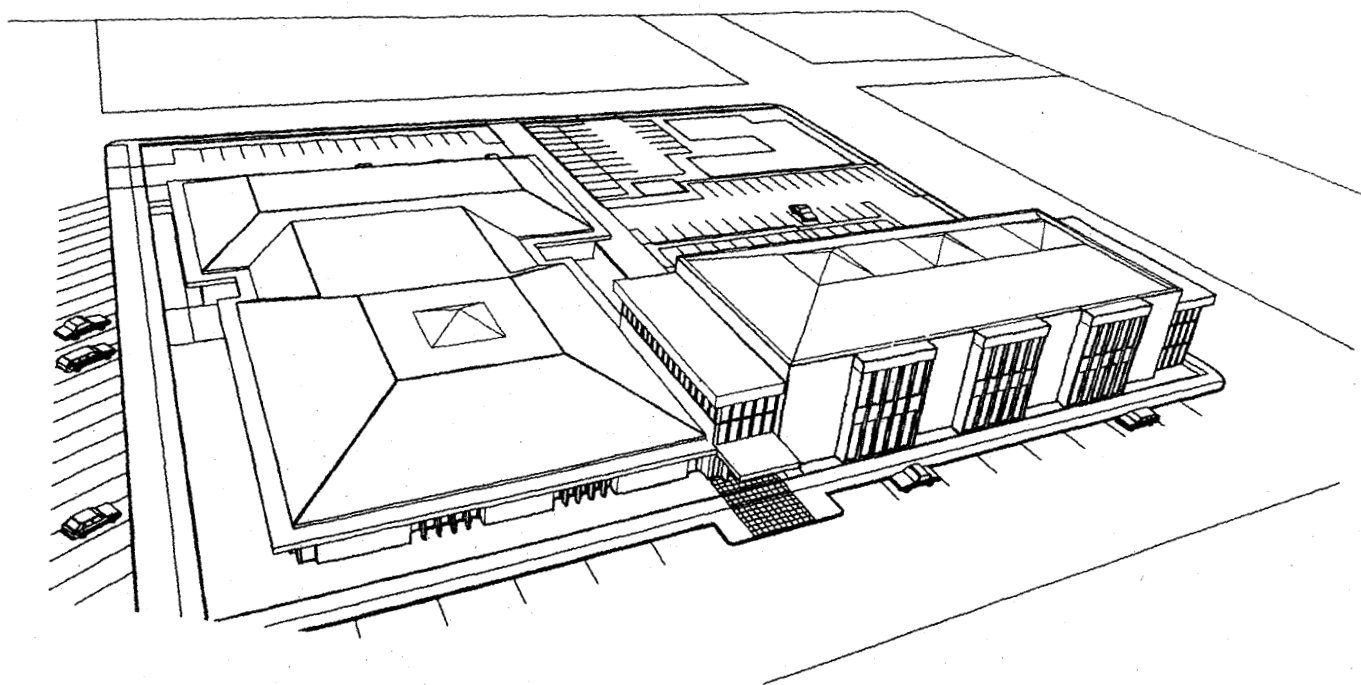


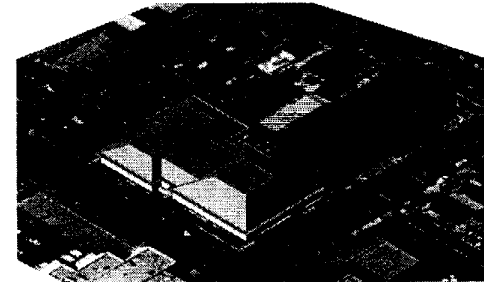
**SECOND FLOOR**  
SCALE: 1"=20'-0"



**FIRST FLOOR**  
SCALE: 1"=20'-0"

EXISTING:	28,260 S.F.
ADDITION FIRST FLOOR:	19,042 S.F.
ADDITION SECOND FLOOR:	12,500 S.F.
<b>TOTAL:</b>	<b>59,802 S.F.</b>



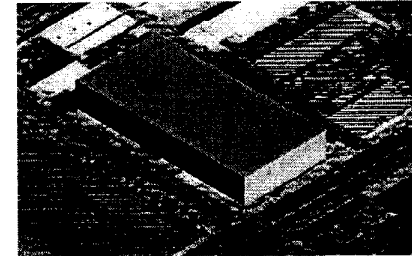


### Option A - Existing Site

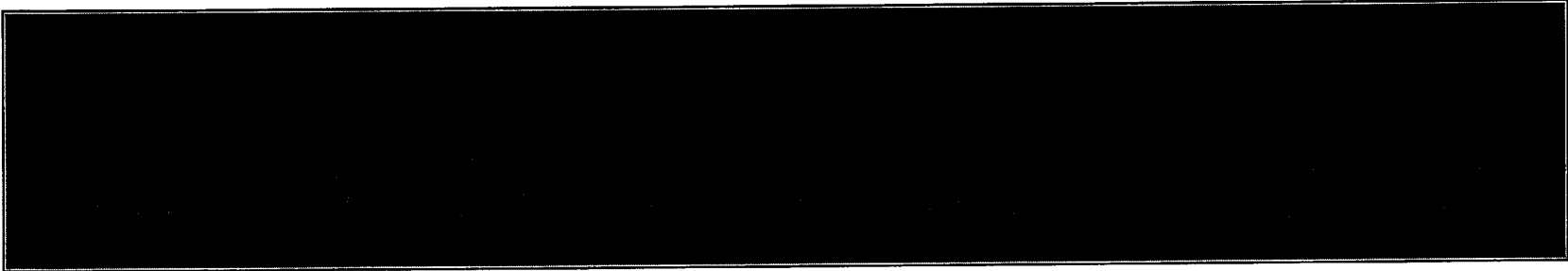
Land Cost	\$850,000
Building Demolition and Removal	\$80,000
New Library Addition/Remodel Construction, \$150 per s.f.	\$9,018,000
Site work	\$697,000
Off Site Improvements	\$14,000
Furniture Fixtures and Equipment (7.5% of Construction)	\$676,350
Soft Cost (30% of Construction)	\$2,705,400



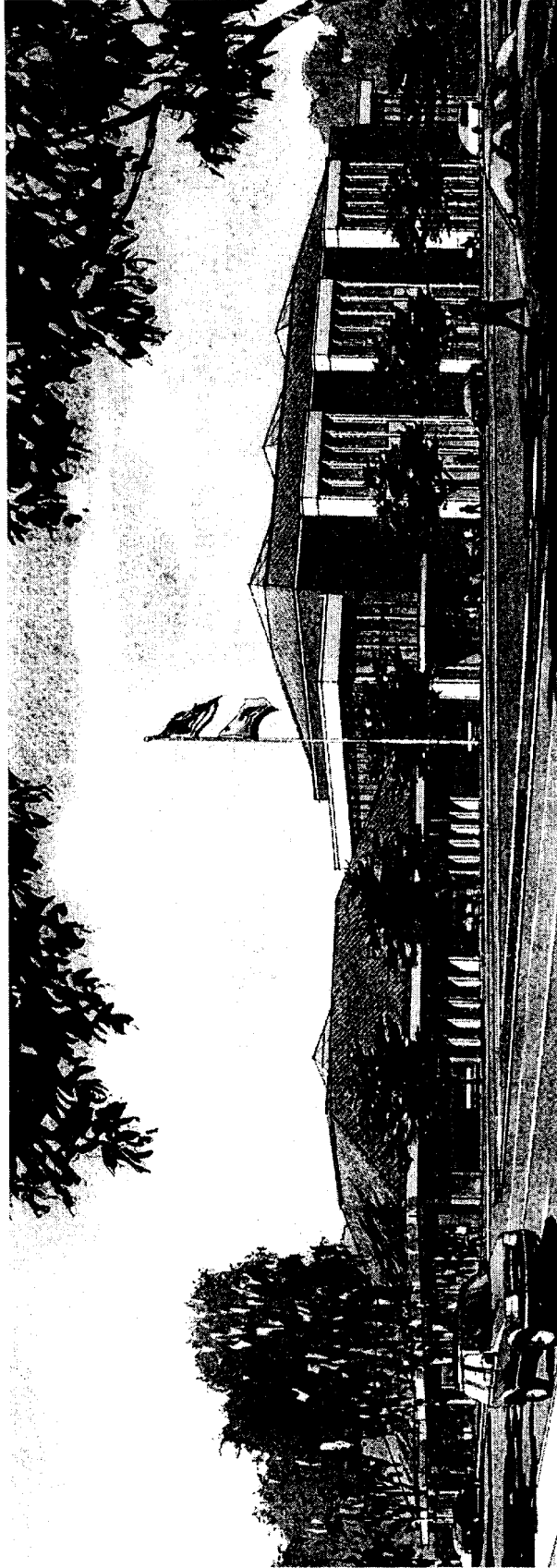
### Option B - New Site



Land Cost (incl. lots for parking)	\$1,385,000
Building Demolition and Removal	\$440,000
New Library Construction, \$210 per s.f.	\$12,550,000
Site work	\$800,000
Off Site Improvements	\$90,000
Furniture Fixtures and Equipment (7.5% of Construction)	\$941,250
Soft Cost (30% of Construction)	\$3,765,000







Rendering by Richard Hoyen